

NATURAL LIMITATIONS TO URBAN DEVELOPMENT IN THE SANFORD PLANNING AREA

1. Three-fourths of the year, the prevailing winds blow from the southwest, making it necessary to prevent the location, in the southwest portion of the planning area, of land uses which will emit large quantities of noxious odors, noises, or air pollutants.
2. The limited quantities of ground water available will not supply the water quantity demands of intensive urban development. The more wells which are dug, the more quickly they will "dry up" in times of drought.
3. The soils found along stream beds throughout the area are generally not suitable for any urban development except recreation. The suitability of the soils in the northwestern two-thirds of the planning area for septic tank sewage disposal is questionable making that part of the area generally unsuitable for intensive urban development until such time as sewer facilities are available.
4. The steep slopes found in the extreme eastern part of the planning area make that section unsuitable for any intensive urban development. The moderate slopes of the western portion are well-suited to residential use, but are generally not desirable for commercial and industrial uses.
5. Of the five principal drainage basins in the planning area, the Big Buffalo Basin seems most suitable for intensive urban development in the foreseeable future since it is the one which can be most extensively served with gravity sewers.
6. The small volumes of the streams which flow through the planning area will make it necessary for the City of Sanford to turn to the Deep and Cape Fear Rivers for both water supply and sewage disposal requirements.